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110, 4623 BOWNESS ROAD NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
32796

MLS ID:
A2269093

\$35



 **PAUL GILL**
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 110, 4623 Bowness Road NW, Calgary , Alberta T3B 0B2

Transaction Type For Lease	Days On Market 180	Lease Amount 35.00
Lease Frequency Annually	Zoning MU-2 f3.0h16	Subdivision Montgomery
Building Type Mixed Use	Year Built 2020	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 5439FW
Building Area (Sq. Ft.) 1375.00	Building Area (Sq. M.) 127.74	Lot Size (Sq. Ft.) 5995
Lot Size (Acres) 0.14	Inclusions N/A	Restrictions None Known

Reports

Call Lister, Floor Plans

Store front retail/medical opportunity in Montgomery facing the highly traffic of Bowness Road. One units available (1375 SF) that in shell condition. Property is approved for a Medi-Spa or fantastic opportunity for uses such as : General Practitioner & Pharmacy , Medical Aesthetics & Spa, Chiropractor, Convenience Store,, Bakery, Sandwich Shop and so much more. Designated staff parking is located at the rear of the property with ample customer street parking. The second floor is tenanted by a child care facility with a separate access to the daycare and play area. The property has tons of foot traffic and amenities nearby.

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